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FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF August, 92

Notary Public

MY COMMISSION EXPIRES: July 24, 1993
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

RICHARD A. NORTHCUTT - 25 CENTURY BLVD., SUITE 202 - NASHVILLE, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wanda Sue Phillips (NAME)	Temple-Inland Mortgage (NAME)	MAP 87
4340 Central Pike (ADDRESS)	P.O. Box 40 (ADDRESS)	PARCEL 149
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Austin, TX 78767 (CITY) (STATE) (ZIP)	04D-11368

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Gary James Cox and wife, Gwendolyn D. Cox

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wanda Sue Phillips, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND described according to a survey of John D. McCormick, dated November 25, 1978, as follows: BEGINNING at a point in the southerly margin of Central Pike, being the present northeast corner of a tract of land conveyed to M. P. Sullivan, Jr., ex ux, as recorded in Book 4737, page 898, Register's Office for Davidson County, Tennessee, thence South 85 deg. 25 min. East 70 feet along the said southerly margin of Central Pike to an iron pin; thence South 1 deg. 17 min. West 325.7 feet to an iron pin; thence North 89 deg. 58 min. West 70 feet to an iron pin, said point being the southeast corner of the tract described in Book 4737, page 898, above referenced; thence North 1 deg. 17 min. East 330.0 feet to the point of beginning and containing 0.5 acres, more or less.

BEING the same property conveyed to Gary James Cox and wife, Gwendolyn D. Cox by deed from William H. Daniel and wife, Wanda Y Daniel, of record in Book 6797, Page 131, Register's Office for said County.

4078.6.

IDENTIFICATION REFERENCE

AUG 31 8 53 AM '92

W. HILSMAN REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 4340 Central Pike, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 26th day of August 19 92

Gary James Cox

Gwendolyn D. Cox

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary James Cox and wife, Gwendolyn D. Cox

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of August, 1993.

Commission expires July 24, 1993

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Gary James Cox
Gwendolyn D. Cox

TO

Wanda Sue Phillips

RETURN TO:

METROPOLITIAN ESCROW, INC.
25 Century Blvd., Suite 202
Nashville, Tennessee 37214

RICHARD A. NORTHCUTT
ATTORNEY-AT-LAW
25 Century Blvd., Suite 202
Nashville, Tennessee 37214

173 08/31 0101 03CHECK

205.10

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MG - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 53000.00
CON TX 16.10
PRFEE 1.00
WDEED 8.00
VOID
CON TX 16.10-
CON TX 196.10
TOTAL 205.10
CHECK 205.10

08/31/92 01 08:55 0001 5173

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4078.6

IDENTIFICATION REFERENCE

AUG 31 8 53 AM '92

A.Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 56489